

SNAPSHOT of HOME Program Performance--As of 06/30/08
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): **Fort Wayne**

State: **IN**

PJ's Total HOME Allocation Received: **\$15,733,965**

PJ's Size Grouping*: **B**

PJ Since (FY): **1992**

| Category | PJ | State Average | State Rank | Nat'l Average | Nat'l Ranking (Percentile):* | | |
|--|----------|---------------|------------|---------------|------------------------------|-------------|---------|
| | | | | | Group | B | Overall |
| | | | | PJs in State: | 12 | | |
| Program Progress: | | | | | | | |
| % of Funds Committed | 94.53 % | 95.29 % | 9 | 92.82 % | 65 | 63 | |
| % of Funds Disbursed | 82.43 % | 90.04 % | 10 | 82.38 % | 35 | 38 | |
| Leveraging Ratio for Rental Activities | 4.5 | 2.94 | 1 | 4.55 | 100 | 100 | |
| % of Completed Rental Disbursements to All Rental Commitments*** | 100.00 % | 94.36 % | 1 | 80.69 % | 100 | 100 | |
| % of Completed CHDO Disbursements to All CHDO Reservations*** | 82.37 % | 86.96 % | 8 | 67.01 % | 79 | 76 | |
| Low-Income Benefit: | | | | | | | |
| % of 0-50% AMI Renters to All Renters | 76.39 % | 81.94 % | 9 | 79.23 % | 29 | 29 | |
| % of 0-30% AMI Renters to All Renters*** | 45.83 % | 47.18 % | 8 | 44.47 % | 55 | 51 | |
| Lease-Up: | | | | | | | |
| % of Occupied Rental Units to All Completed Rental Units*** | 88.89 % | 98.62 % | 11 | 93.93 % | 19 | 17 | |
| Overall Ranking: | | | | In State: | 8 / 12 | Nationally: | 77 75 |
| HOME Cost Per Unit and Number of Completed Units: | | | | | | | |
| Rental Unit | \$14,567 | \$18,501 | | \$24,984 | 144 Units | 14.00 | % |
| Homebuyer Unit | \$13,039 | \$14,751 | | \$14,192 | 331 Units | 32.10 | % |
| Homeowner-Rehab Unit | \$11,951 | \$15,180 | | \$20,036 | 557 Units | 54.00 | % |
| TBRA Unit | \$0 | \$2,008 | | \$3,164 | 0 Units | 0.00 | % |

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (57 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (194 PJs)

C = PJ's Annual Allocation is less than \$1 million (292 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Fort Wayne IN

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

| | Rental | Homebuyer | Homeowner |
|-------------|----------|-----------|-----------|
| PJ: | \$30,954 | \$46,585 | \$12,771 |
| State:* | \$62,803 | \$73,386 | \$19,421 |
| National:** | \$86,663 | \$70,545 | \$22,663 |

CHDO Operating Expenses:
(% of allocation)

PJ: 0.8 %
National Avg: 1.1 %

R.S. Means Cost Index: 0.91

| | Rental % | Homebuyer % | Homeowner % | TBRA % |
|--|--|--|--|---|
| RACE: | | | | |
| White: | 42.9 | 37.1 | 54.8 | 0.0 |
| Black/African American: | 48.9 | 52.1 | 41.1 | 0.0 |
| Asian: | 0.8 | 1.4 | 0.0 | 0.0 |
| American Indian/Alaska Native: | 0.8 | 0.0 | 0.2 | 0.0 |
| Native Hawaiian/Pacific Islander: | 0.0 | 0.0 | 0.0 | 0.0 |
| American Indian/Alaska Native and White: | 0.0 | 0.0 | 0.0 | 0.0 |
| Asian and White: | 0.0 | 0.0 | 0.0 | 0.0 |
| Black/African American and White: | 0.0 | 1.0 | 0.0 | 0.0 |
| American Indian/Alaska Native and Black: | 0.0 | 0.0 | 0.0 | 0.0 |
| Other Multi Racial: | 0.0 | 1.0 | 0.0 | 0.0 |
| Asian/Pacific Islander: | 1.5 | 0.7 | 0.0 | 0.0 |

ETHNICITY:

| | | | | |
|----------|---|---|---|---|
| Hispanic | 5.3 | 6.6 | 3.9 | 0.0 |
|----------|---|---|---|---|

HOUSEHOLD SIZE:

| | | | | |
|--------------------|--|--|--|---|
| 1 Person: | 39.8 | 19.2 | 37.3 | 0.0 |
| 2 Persons: | 16.5 | 19.9 | 25.0 | 0.0 |
| 3 Persons: | 16.5 | 23.8 | 16.0 | 0.0 |
| 4 Persons: | 9.8 | 22.0 | 11.5 | 0.0 |
| 5 Persons: | 12.0 | 8.0 | 6.5 | 0.0 |
| 6 Persons: | 0.8 | 5.6 | 2.7 | 0.0 |
| 7 Persons: | 2.3 | 0.7 | 0.7 | 0.0 |
| 8 or more Persons: | 2.3 | 0.7 | 0.4 | 0.0 |

HOUSEHOLD TYPE:

| | | | | |
|------------------------|--|--|--|---|
| Single/Non-Elderly: | 36.8 | 27.6 | 21.4 | 0.0 |
| Elderly: | 13.5 | 2.4 | 27.3 | 0.0 |
| Related/Single Parent: | 32.3 | 36.4 | 29.3 | 0.0 |
| Related/Two Parent: | 13.5 | 29.0 | 16.9 | 0.0 |
| Other: | 3.8 | 4.5 | 5.2 | 0.0 |

SUPPLEMENTAL RENTAL ASSISTANCE:

| | | |
|----------------|--|--|
| Section 8: | 12.8 | 3.1 [#] |
| HOME TBRA: | 0.0 | |
| Other: | 8.3 | |
| No Assistance: | 78.9 | |

of Section 504 Compliant Units / Completed Units Since 2001 11

* The State average includes all local and the State PJs within that state


** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Fort Wayne State: IN Group Rank: 77
 (Percentile)
 State Rank: 8 / 12 PJs Overall Rank: 75
 (Percentile)
 Summary: 1 / Of the 5 Indicators are Red Flags

| FACTOR | DESCRIPTION | THRESHOLD* | PJ RESULTS | RED FLAG |
|-------------------------------------|---|------------|------------|---|
| 4 | % OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS | < 72.00% | 100 | |
| 5 | % OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS | < 46.46% | 82.37 | |
| 6 | % OF RENTERS BELOW 50% OF AREA MEDIAN INCOME | < 70%** | 76.39 | |
| 8 | % OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS | < 89.25% | 88.89 |  |
| "ALLOCATION-YEARS" NOT DISBURSED*** | | > 3.300 | 2.52 | |

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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